

# BRUNTON

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## RESIDENTIAL



**ALWINTON TERRACE, GOSFORTH, NE3**

Offers Over £525,000

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**Stylish Victorian Terraced Family Home Placed over Three Floors and Boasting Close to 2,000 Sq ft of Internal Living Spaces, with Two Generous Reception Rooms, 24ft Kitchen/Breakfasting Room, Five Good Sized Bedrooms, Family Bathroom plus Separate Shower Room, Private West Facing Rear Courtyard plus Garage!**

This excellent and well presented Victorian terrace home is perfectly situated on the much sought-after Alwinton Terrace within central Gosforth. Alwinton Terrace, which is nestled between Bath Terrace and Rothwell Road, is perfectly positioned within walking distance of outstanding local schooling and the shops, cafes, restaurants and amenities of Gosforth High Street.

The home itself has been sympathetically re-modelled and now offers a harmonious blend of period charm and modern convenience, and sits within a stones throw of Gosforth Central Park, making itself perfectly suited for both professionals and young families alike.

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Upon entering the property, you are welcomed into an entrance vestibule that leads into an inner hallway laid with solid oak flooring and featuring stairs to the first floor. Off the hallway is a convenient WC, as well as the lounge with Gazco gas fire, solid oak Parquet flooring and walk in bay window.

Adjacent to the lounge is the dining room currently used as a playroom which also includes a feature fireplace. There is useful under stair storage, and to the rear of the property is a well-proportioned breakfasting kitchen. This area features a further fireplace and is fitted with a range of wall and floor units, granite work surfaces, and integrated appliances and remote controlled electric powered blinds. A door from the kitchen provides direct access to the rear garden.

On the first floor, there are three well-proportioned bedrooms and a fully tiled family bathroom, complete with a freestanding bath, walk-in shower, washbasin, and WC.

The second floor landing has remote controlled electric solar powered blind, offers two additional versatile rooms, ideal for use as fourth and fifth bedrooms, along with a fully tiled shower room comprising a shower, washbasin, and WC.

Externally there is a garage offering off street parking and 7Kw electric car charger accessed via a remote controlled electric door alongside an immaculate garden with green rubber crumb playground surface. To the front is a low maintenance garden with has been recently re landscaped and re block paved, as well as the house, garage and bay window recently benefitting from new roofs.



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TENURE : Freehold

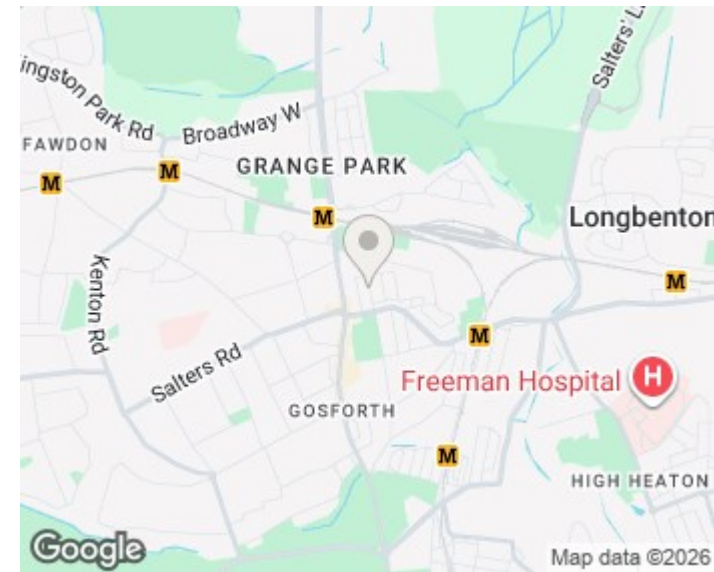
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	